

ALAMEDA COUNTY
HEALTH CARE SERVICES
AGENCY
COLLEEN CHAWLA, Agency Director



DEPARTMENT OF ENVIRONMENTAL HEALTH
LOCAL OVERSIGHT PROGRAM (LOP)
For Hazardous Materials Releases
1131 HARBOR BAY PARKWAY
ALAMEDA, CA 94502
(510) 567-6700
FAX (510) 337-9335

March 2, 2018

Mr. Alan Dimen
2907 Pine Avenue
Berkeley, CA 94705

Ms. Irene Trimble
Address Unknown

Mr. Bruce Vuong
30338 Meridian Circle
Union City, CA 94587-1549

Subject: Fuel Leak Case No. RO0003223 and GeoTracker Global ID T10000009404, 1647 International Blvd, 1647 International Blvd, Oakland, CA 94606

Dear Responsible Parties:

In a Notice of Responsibility dated September 28, 2016, Alan Dimen and Irene Trimble were notified that the above referenced site had been placed in the Local Oversight Program and were named as Responsible Parties for the fuel leak case. Bruce Vuong has been named as additional Responsible Party for the fuel leak case as defined under 23 C.C.R Sec. 2720. Please see Attachment A – Responsible Parties Data Sheet, which identifies all Responsible Parties and provides background on the unauthorized release and Responsible Party Identification.

If you have any questions, please call me at (510) 567-6764 or send me an electronic mail message at keith.nowell@acgov.org.

Sincerely,

Digitally signed by Keith Nowell
DN: cn=Keith Nowell, o=Alameda County,
ou=Department of Environmental Health,
email=keith.nowell@acgov.org, c=US
Date: 2018.03.02 11:22:29 -08'00'

Keith Nowell, PG, CHG
Hazardous Materials Specialist

Attachment A – Responsible Parties Data Sheet

Dilan Roe, ACDEH, (Sent via electronic mail to: dilan.roe@acgov.org)
Paresh Khatri, ACDEH; (Sent via electronic mail to: paresh.khatri@acgov.org)
Electronic File; GeoTracker



Certified Mail #: 7011 3500 0003 1935 1597

February 28, 2018

NOTICE OF RESPONSIBILITY

Site Name & Address:

**1647 INTERNATIONAL BLVD
1647 INTERNATIONAL BLVD.
OAKLAND, CA 94606**

**Local ID: RO0003223
Related ID: NA
RWQCB ID: NA
Global ID: T10000009404**

Responsible Party:

**BRUCE VUONG
30338 MERIDIAN CIRCLE
UNION CITY, CA 94587-1549**

Date First Reported: 6/15/2016
Substance:

- Gasoline-Automotive (motor gasoline and additives), leaded & unleaded
- Stoddard Solvent

Funding for Oversight: LOPS - LOP State Fund
Multiple RPs?: Yes

Pursuant to sections 25297.1 and 25297.15 of the Health and Safety Code, you are hereby notified that the above site has been placed in the Local Oversight Program and the individual(s) or entity(ies) shown above, or on the attached list, has (have) been identified as the party(ies) responsible for investigation and cleanup of the above site. Section 25297.15 further requires the primary or active Responsible Party to notify all current record owners of fee title before the local agency considers cleanup or site closure proposals or issues a closure letter. For purposes of implementing section 25297.15, this agency has identified BRUCE VUONG as the primary or active Responsible Party. It is the responsibility of the primary or active Responsible Party to submit a letter to this agency, within 20 calendar days of receipt of this notice that identifies all current record owners of fee title. It is also the responsibility of the primary or active Responsible Party to certify to the local agency that the required notifications have been made at the time a cleanup or site closure proposal is made or before the local agency makes a determination that no further action is required. If property ownership changes in the future, you must notify this local agency within 20 calendar days from when you are informed of the change.

Any action or inaction by this local agency associated with corrective action, including responsible party identification, is subject to petition to the State Water Resources Control Board. Petitions must be filed within 30 days from the date of the action/inaction. To obtain petition procedures, please FAX your request to the State Water Board at (916) 341-5808 or telephone (916) 341-5752.

Pursuant to section 25296.10(c)(6) of the Health and Safety Code, a responsible party may request the designation of an administering agency when required to conduct corrective action. Please contact this office for further information about the designation process.

Please contact your caseworker KEITH NOWELL at this office at (510) 567-6764 if you have questions regarding your site.

Ronald Browder Date: 03-02-2018

RONALD BROWDER, Director
Contract Project Director

Action: ADD
Reason: NEW

ALAMEDA COUNTY ENVIRONMENTAL HEALTH
LUFT LOCAL OVERSIGHT PROGRAM

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET

March 2, 2018

Site Name & Address:
1647 INTERNATIONAL BLVD
1647 INTERNATIONAL BLVD.
OAKLAND, CA 94606

Local ID: RO0003223
Related ID: NA
RWQCB ID: NA
Global ID: T10000009404

All Responsible Parties

RP has been named a Primary RP – BRUCE VUONG

30338 MERIDIAN CIRCLE | UNION CITY, CA 94587-1549 | Phone (510) 532-2355

RP has been named a Primary RP - IRENE TRIMBLE

ADDRESS UNKNOWN | No Phone Number Listed

RP has been named a Primary RP - ALAN DIMEN

2907 PINE AVENUE | BERKELEY, CA 94705 | 510 / 206-0075

ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

March 2, 2018

Responsible Party Identification Background

Alameda County Department of Environmental Health (ACDEH) names a "Responsible Party," as defined under 23 C.C.R. Sec. 2720. Section 2720 defines a responsible party 4 ways. An RP can be:

1. "Any person who owns or operates an underground storage tank used for the storage of any hazardous substance."
 2. "In the case of any underground storage tank no longer in use, any person who owned or operated the underground storage tank immediately before the discontinuation of its use."
 3. "Any owner of property where an unauthorized release of a hazardous substance from an underground storage tank has occurred."
 4. "Any person who had or has control over an underground storage tank at the time of or following an unauthorized release of a hazardous substance."
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ATTACHMENT A - RESPONSIBLE PARTIES DATA SHEET (Continued)

March 2, 2018

Existence of Unauthorized Release

One 1,000-gallon gasoline underground storage tank (UST) was excavated and removed from the site between March 2 and March 4, 2016. Three excavation bottom soil samples were collect from beneath the UST. Maximum concentrations of total petroleum hydrocarbons (TPH) as gasoline (TPHg), stoddard solvent (TPHss), TPH as diesel (TPHd), TPH as bunker oil (TPHbo), and TPH as heating oil (TPHho) were reported at concentrations of 610 milligrams per kilogram (mg/kg), 620 mg/kg, and 3,900 mg/kg, for TPHg/ss/d respectively, and at 2,800 mg/kg, 1,600mg/kg, and 3,000 mg/kg for TPHmo/bo/ho, respectively. Groundwater was not encountered in the excavation.

On March 3, 2016, piping was traced to a UST at edge of tank excavation. The second UST was positioned adjacent to and below the first UST. On April 6-7, 2016 the second UST was removed. The second UST had a capacity of 1,400 gallons and maximum soil concentrations of TPH were reported at 150 mg/kg TPHg and 280 mg/kg TPHss. These concentrations indicate an unauthorized release has occurred from the underground storage tank system at this site.

Responsible Party Identification

Irene Trimble and Alan Dimen meet the definition of responsible parties for the site because they owned the property where an unauthorized release occurred (Definition 3).

Bruce Vuong acquired title to the property on September 15, 2017. Bruce Vuong meets the definition of a responsible party for the site because he owns the property where an unauthorized release occurred (Definition 3).